

CONCORD SELECT BOARD
MINUTES
APRIL 8, 2019

APPROVED: MAY 6, 2019

Pursuant to notice duly filed with the Town Clerk, a meeting of the Concord Select Board was held at 6:30 p.m. in Room 242 Library Medium Project at Concord-Carlisle High School. Present were Thomas McKean, Chair; Michael Lawson, Clerk; Alice Kaufman, Jane Hotchkiss and Linda Escobedo. Also in attendance was Christopher Whelan, Town Manager. Mr. McKean called the meeting to order at 6:30 p.m.

CONSENT AGENDA

- Town Accountant Warrants
- One Day Special Licenses

The Umbrella	5/4	6pm-11pm	200 Strawberry Hill Road	All Alcohol
Gaining Ground	6/2	5pm-8pm	341 Virginia Road	Wine & Malt

Upon a motion duly made and seconded the Board UNANIMOUSLY
VOTED: To approve the consent agenda.

APPROVE EXECUTIVE SESSION MINUTES

Mr. McKean advised that copies of draft Executive Session minutes have been distributed to Board members. The Board has an executive session scheduled for April 10 to review draft Executive Session minutes.

TOWN MANAGER’S REPORT

- Bids have been received for RFP 396 - Lease for Installation of Telecommunication Facilities.

CHAIR’S REPORT

- Correspondence approved at the April 1, 2019 meeting has been sent to the Boston Region Metropolitan Planning Organization, MBTA, and Concord’s newest Eagle Scouts.
- Ray Matte is the Town’s new Building Commissioner.

TAKE POSITIONS ON WARRANT ARTICLES INCLUDING #16 & #30

Board members discussed Article 16 – Concord-Carlisle Regional High School Capital Projects.

Ms. Hotchkiss expressed support for Article 16. Mr. Lawson, Mr. McKean and Superintendent Hunter discussed parking fees. Supt. Hunter will discuss the parking fee questions with the School Committee. Ms. Kaufman stated that she understood the need for the access road improvements but was opposed to funding for a new parking lot. Ms. Kaufman stated that she did not support the article as currently presented. Mr. McKean acknowledged that although the School Committee did a lot of work on this article, he did not support it. Supt. Hunter discussed the process that the School Committee went through as it developed the article.

Upon a Motion duly made and seconded, the Board

VOTED: to recommend Affirmative Action on Article 16 – Concord-Carlisle Regional High School Capital Projects in the amount of \$1,785,618. (Mr. McKean and Ms. Kaufman opposed)

Board members discussed Article 30 Zoning Article Amendment Personal Wireless Communications Facility Overlay District Map. Mr. Lawson expressed concern about the area that was covered in the proposed zoning amendment. He noted that the Zoning Board of Appeals (ZBA) decision that granted approval to Middlesex School to relocate wireless facility was currently under appeal in Land Court. He questioned whether it was wise to make zoning changes while litigation was underway.

Ms. Escobedo noted that the Planning Board made a commitment at last year’s Town Meeting to review this issue further. It was noted that the Planning Board proposed this article.

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Ms. Kaufman opined that the article wasn't thoroughly vetted by anyone but the Planning Board. She said that the article was a responsive move to citizen groups and not fully analyzed. The same level of thought put towards the Umbrella wireless was not put into this proposal. Mr. McKean opined that additional outreach could have been helpful.

Mr. Lawson inquired if the purpose of the article would circumvent the decision rendered by the ZBA. Board members discussed Mr. Lawson's question. Board members mentioned that the Planning Board recommended the ZBA approve Middlesex's application.

Upon a Motion duly made and seconded, the Board

VOTED: to recommend No Action on Article 30 – Zoning Article Amendment Personal Wireless Communications Facility Overlay District Map. (No Action: Mr. Lawson, Ms. Kaufman, Ms. Escobedo; Affirmation Action: Ms. Hotchkiss, Mr. McKean)

PUBLIC COMMENTS

Stuart Strong, 16 Bartkus Farm Road, encouraged the Board to do their research on the matter and stated that the Planning Board did not recommend that the Zoning Board of Appeals approve the Middlesex School application.

Julie del Sobral, 18 Bartkus Farm Road, stated that Article 30 was several years in the making. She mentioned that the back of the Middlesex School property was not considered viable because it was not within the existing overlay. She said it was frustrating to hear about lack of outreach process when this has been proposed by the Planning Board. She noted that Mr. Lawson and Ms. Kaufman were abutters across the street from Middlesex School and inquired if there was a conflict of interest. Mr. Lawson and Ms. Kaufman stated that they have not filed an appearance of a conflict of interest because they didn't think there was a financial impact as it is a cell tower being replaced by another cell tower. Board members noted they would look into this matter further.

COMMITTEE LIAISON REPORTS

None.

MISCELLANEOUS/CORRESPONDENCE

None.

COMMITTEE NOMINATIONS

None.

COMMITTEE APPOINTMENTS

Continued to April 9, 2019 meeting.

CONFIRM TOWN MANAGER APPOINTMENTS

Continued to April 9, 2019 meeting

ADJOURN

At 7:00 p.m. upon a motion duly made and seconded the Board UNANIMOUSLY

VOTED: to adjourn to Annual Town Meeting in the gymnasium.

Respectfully submitted,

Michael Lawson, Clerk